

ORDINANCE NO. Late Backup

#92

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2508 RIO GRANDE STREET IN THE WEST
3 UNIVERSITY NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING
5 DISTRICT AND MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-
6 NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO
7 MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL
8 OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT.

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-neighborhood plan (CS-NP)
14 combining district and multifamily residence moderate high density-neighborhood plan
15 (MF-4-NP) combining district to multifamily residence moderate high density-conditional
16 overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in
17 Zoning Case No. C14-2007-0118, on file at the Neighborhood Planning and Zoning
18 Department, as follows.

19
20 Lots 2-5, Block 1, Outlot 52, Division D, J.W. Graham Subdivision, a subdivision
21 in the City of Austin, Travis County, Texas, more particularly described in a deed
22 of record in Volume 2595, Page 189, Deed Records of Travis County, Texas (the
23 "Property"),

24
25 locally known as 2508 Rio Grande Street, in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "A".

27
28 **PART 2.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:

30
31 Development of the Property must comply with the site development standards of the MF-
32 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,
33 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City
34 Code.
35

1 **PART 3.** Except as otherwise provided in this ordinance, the Property is subject to
2 Ordinance No. 040826-57 that established the West University neighborhood plan
3 combining district.
4

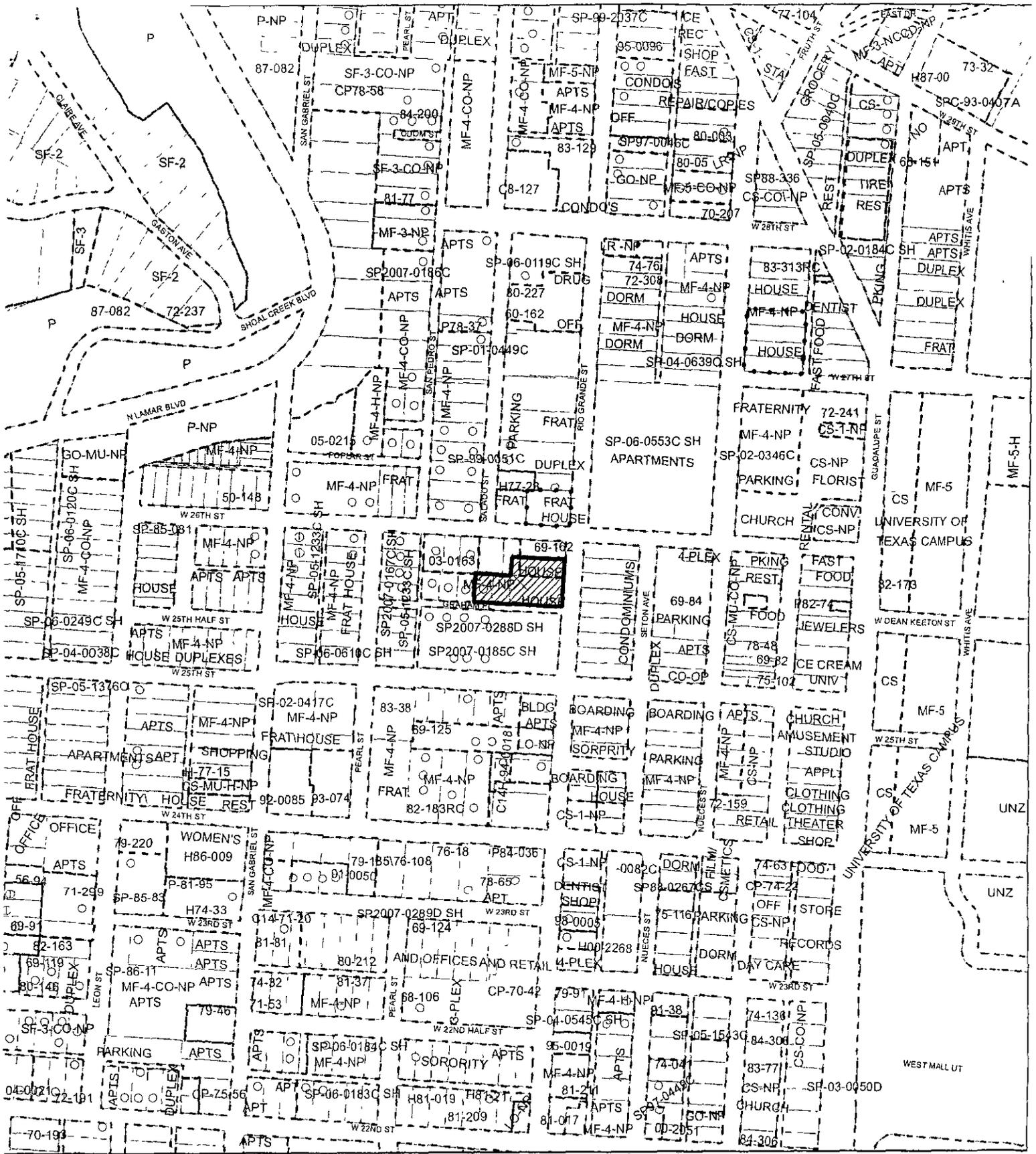
5 **PART 4.** This ordinance takes effect on _____, 2007.
6

7
8 **PASSED AND APPROVED**

9
10 §
11 §
12 _____, 2007 § _____
13

14 Will Wynn
15 Mayor

16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk



ZONING EXHIBIT A

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0118
 ADDRESS: 2508 RIO GRANDE ST
 SUBJECT AREA: 0.69 ACRES
 GRID: J24
 MANAGER: J. ROUSSELIN



1" = 400' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.